

Zoning Commission Minutes

**April 5, 2010
4:00 pm**

Chairman Russ Hoff called the meeting of the Stark County Zoning Commission to order. Members present were Larry Messer, Leo V. Kuntz, Carson Steiner, Duane Grundhauser, Russ Hoff, Jay Elkin, Sue Larsen, and Joe Frenzel. Also present were Assistant States Attorney Jim Hope, Zoning Director Diane Brines and Auditor Alice Schulz.

Jay Elkin made a motion to approve the minutes from the March 1, 2010 meeting. Duane Grundhauser seconded. All voted Aye and motion carried.

Chairman Hoff opened the public hearing on a request from Suzanne Medley and Bison Pipeline LLC for a zoning change from Ag to Res/Ag with a Conditional Use for heavy commercial outdoor storage with proper screening or buffering and no permanent structures or buildings located in Lots 9 & 10 Sec 4, Township 140, Range 96 approximately 20.96 acres. They would be moving in some office trailers, using it for temporary fuel storage, parking etc. They would like a one year use. Chairman Hoff asked if there was anyone to speak against the change hearing none he closed the public hearing. . Joe Frenzel made a motion to recommend to the County Commission to approve the conditional use permit without changing the zoning so it goes back to Agriculture when there in no more need for the permit. Jay Elkin seconded. Roll call vote. All voted Aye and the motion carried.

Carson Steiner made a motion to recess until the agenda item at 4:30. Larry Messer seconded.

The Zoning Commission reconvened at 4:30 pm.

Chairman Hoff opened the public hearing on a request from Great Northern Project Development for a zoning change from Agricultural to Industrial with the following nine conditional uses as defined by section 5.08-B of the Stark County Zoning ordinance;

1. Chemical fertilizer plant
2. Coal Gasification or conversion plant
3. Coal mine
4. Electric power generating plant
5. Liquid, gas bulk, explosive, highly compressed or other hazardous material storage
6. Mineral and other substance exploration or excavation and mining accordance with provisions of Sec. 6.10
7. Solid waste landfill
8. Manufacture of hazardous products
9. Manufacture of odorous products

The location being in Section 9 all south of the railroad, Section 10 all south of the railroad, Section 11 SW ¼ south of the railroad, Section 14 W ½ & SE ¼, Section 15 all, Section 16 all, Section 17 all, Section 20, N ½ & SE ¼, Section 21 all, Section 22 all, Section 23 all, Section 27 all, Section 28 N ½ & SE ¼, Section 29 NE ¼, Section 33 S ½ & NE ¼, Section 34 all, Township 139 North, Range 98 West. Section 3 N ½, Township 138 North, Range 98 West.

Neal Messer, Todd Joiner, President CEO of Great Northern Project Development and South Heart Coal, and Rick Southwick, Vice President of Environmental for Great Northern Project Development spoke in favor of the zoning change. Neal Messer spoke about the economic benefits to the area with about 350 high paying jobs, and also the coal severance tax revenues that would be distributed to the schools, cities, county and state trust fund. Todd Joiner spoke on the process and status of the project with a target date for operation to be mid 2015. Rich Southwick spoke on the permits needed to operate. Also speaking in support of the project was Gaylon Baker Stark Development.

Chairman Hoff asked if there was anyone to speak against, the following spoke against the change Nancy Eberts, Linda Weiss, Gordon Krance, Laura Tangen, Valerie Naylor, Neil Tangen, Frank Hurt, Wayne Fisher, Lucy Hurt, Mark Trechok, Wade Schaefer Mary Hodell, Myron Eberts, Robert Todd, Frank Kutka.

Joe Frenzel made a motion to recommend to the County Commission that they approve the request for rezoning subject to Great Northern obtaining all of the local, state & federal approvals and permits required for the compliant construction and operation of the project. Plus the approval and signing of any road agreements required by the county. Jay Elkin seconded. Roll call vote. All voted Aye and the motion carried.

Joe Frenzel moved to adjourn. Duane Grundhauser seconded.